

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: New Milton Village

2. Location: Del. Route 16 and Del. Route 30

3. Parcel Identification #: 2-35-14-77

4. County or Local Jurisdiction Name: Sussex

5. Owner's Name: Helen Jeanne Tyndall

Address: 16500 Shingle Point Road

City: Milton

State: DE

Zip: 19968

Phone: n/a

Fax: n/a

Email: n/a

6. Applicant's Name: New Milton Ventures, LLC

Address: 1 South Cleveland Ave.

City: Wilmington

State: DE

Zip: 19805

Phone: (302)227-5000

Fax: (302)227-5008

Email: n/a

7. Engineer/Surveyor Name: Meridian Architects & Engineers

Address: 26412 Broadkill Road

City: Milton

State: DE

Zip: 19968

Phone: (302)684-4766

Fax: (302)684-8228

Email: jdk@meridianengineers.com

8. **Please Designate a Contact Person, including phone number, for this Project:** Jessica Nichols

Information Regarding Site:	
9. Area of Project(Acres +/-): 143-1	
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Community <input checked="" type="checkbox"/> Developing <input type="checkbox"/> Environmentally Sensitive <input type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural	
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." NO	
12. Present Zoning: AR-1	13. Proposed Zoning: MR-RPC
14. Present Use: Agricultural	15. Proposed Use: Commercial/Residential
16. If known, please list the historical and former uses of the property , and any known use of chemicals or hazardous substances: Agricultural Applications-No known use of chemicals or hazardous substances other than for farming.	
17. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input checked="" type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/> Low Density <input type="checkbox"/>	
18. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Town of Milton What is the estimated water demand for this project? 177,300 gal per day How will this demand be met? Town of Milton water distribution system	
19. Wastewater: <input checked="" type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: on-site	
20. If a site plan please indicate gross floor area: 188,000 sq. ft. Multi-family town homes plus 205,445 sq. ft. commercial	
21. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Mixed Use	
22. If residential, indicated the number of number of Lots/units :252 Gross Density of Project: 3.8 Net Density: same (Based on residential area of 115.69 ac.) Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

<p>23. If residential, please indicate the following: Number of renter-occupied units: unknown Number of owner-occupied units: unknown</p> <p>Target Population (check all that apply): Renter-occupied units <input checked="" type="checkbox"/> Family <input type="checkbox"/> Active Adult (check only if entire project is restricted to persons over 55) Owner-occupied units <input checked="" type="checkbox"/> First-time homebuyer – if checked, how many units unknown <input checked="" type="checkbox"/> Move-up buyer – if checked, how many units unknown <input checked="" type="checkbox"/> Second home buyer – if checked, how many units unknown <input type="checkbox"/> Active Adult (Check only if entire project is restricted to persons over 55)</p>	
<p>24. Present Use: % of Impervious Surfaces: 0 Square Feet: 0</p>	<p>Proposed Use: % of Impervious Surfaces: 43% Square Feet: 2,680,378</p>
<p>25. What are the environmental impacts this project will have? none</p> <p>How much forest land is presently on-site? none How much forest land will be removed? none</p> <p>Are there known rare, threatened, or endangered species on-site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Does it have the potential to impact a sourcewater protection area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Will this project contribute more rainwater runoff to flood hazard areas than prior to development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please include this information on the site map.</p>	
<p>27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Are the wetlands: <input type="checkbox"/> Tidal Acres <input type="checkbox"/> Non-tidal Acres</p> <p>If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Has the Army Corp of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe the impacts:</p> <p>Will there be ground disturbance within 100 feet of wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>28. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", please describe :</p>	

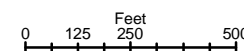
<p>29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, please list name:</p>
<p>30. List the proposed method(s) of stormwater management for the site: Stormwater Detention Basin & Underground Storage</p> <p>Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): No discharge off-site.</p> <p>Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>31. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 14.3 Acres Square Feet</p> <p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Recreational & Stormwater Management</p> <p>Where is the open space located? Various locations throughout site</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?</p>
<p>33. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Upgrades to Del. Route 16 & Del. Route 30</p>
<p>34. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Acres on-site that will be permanently protected n/a</p> <p>Acres on-site that will be restored n/a</p> <p>Acres of required wetland mitigation n/a</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed On-site stormwater and erosion and sediment control per Sussex Conservation District and DNREC standards and specifications.</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies n/a</p>
<p>35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>36. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 12,000 per day</p> <p>What percentage of those trips will be trucks, excluding vans and pick-up trucks? 2%</p>

<p>37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. Del. Route 30 is to have 1 full access and 1 rights in only entrances. Del. Route 16 is to have 1 full access and 1 rights in only entrance. 10-foot wide deceleration and bypass lanes are anticipated on both roads.</p>	
<p>38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. See Conceptual Plan Layout dated 10/9/03</p>	
<p>40. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>41. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Has this site been evaluated for hisbriic and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If "Yes," please indicate what will be affected (Check all that apply)</p> <p><input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.)</p> <p><input type="checkbox"/> Sites (archaeological)</p> <p><input type="checkbox"/> Cemetery</p> <p>Would you be open to a site evaluation by the State Historic Preservation Office? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?</p> <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please List them: Sanitary sewer and wastewater treatment plant will require permits from Sussex County Engineering and DNREC.</p>	
<p>44. Please make note of the time-line for this project: April 2004 thru Dec 2005</p>	
<p>I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.</p>	
<p>_____ Signature of property owner or contract buyer</p>	<p>_____ Date</p>
<p>_____ Signature of Person completing form (If different than property owner)</p>	<p>_____ Date</p>
<p>This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.</p>	

Preliminary Land Use Service (PLUS)

New Milton Village
2004-05-06

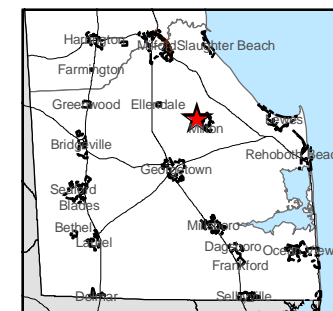
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



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


MILTON ELLENDALE HWY

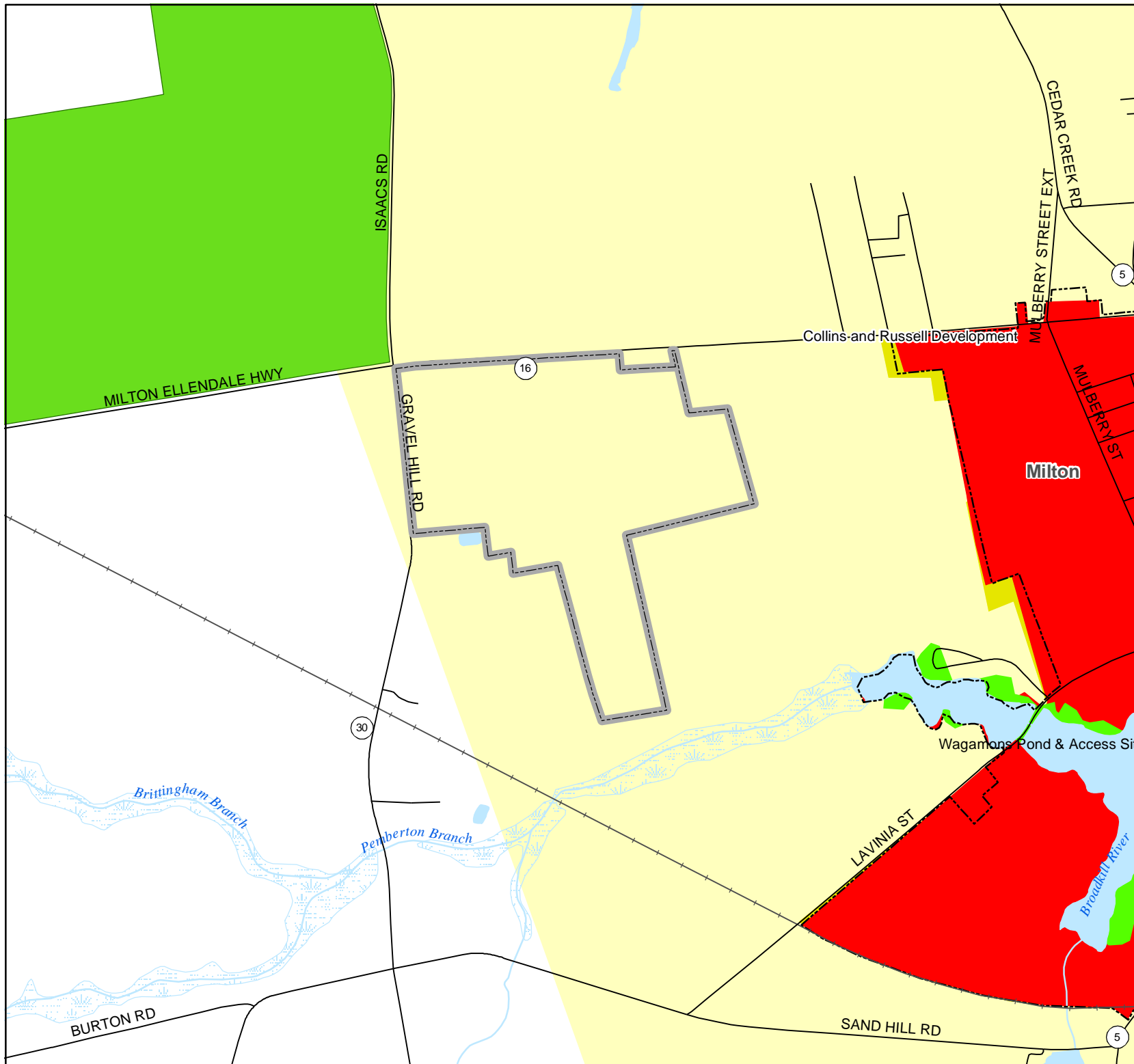
ROUTE #30

NOTE: This site plan is derived from selected portions of CAD drawing data provided by the applicant as a DWG file. It is intended only to indicate the general layout of the proposed project.

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New Milton Village
2004-05-06

-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
- State Strategy Level**
-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural

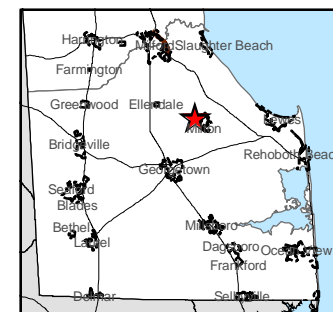


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Feet

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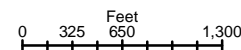
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New Milton Village
2004-05-06

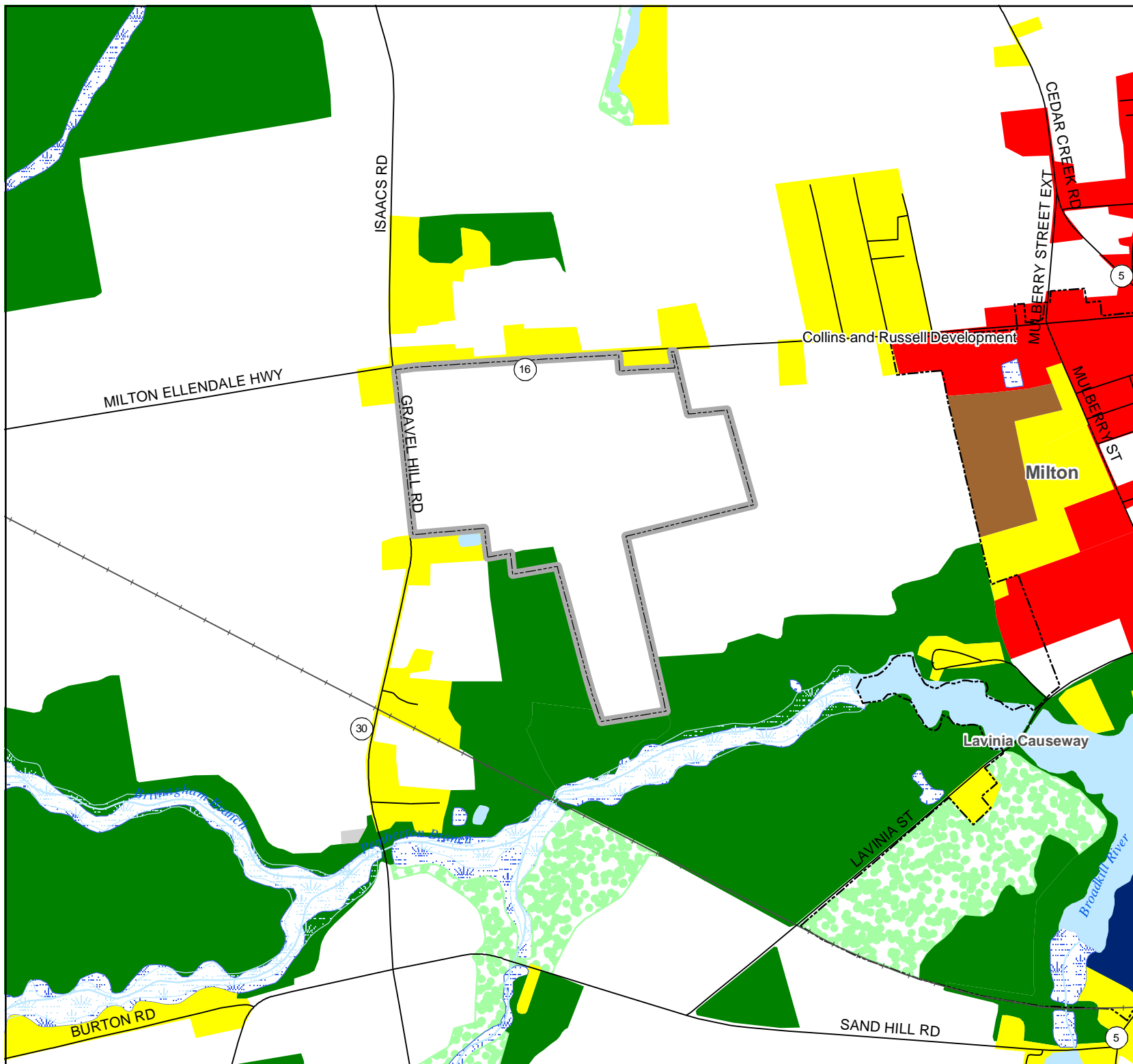
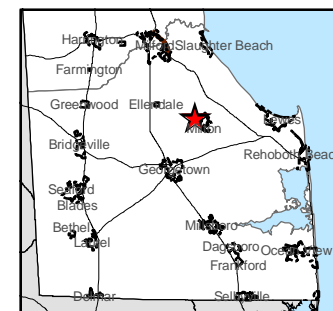
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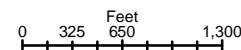


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New Milton Village
2004-05-06

2002 False-Color
InfraRed Orthophotography

-  Project Area
-  Municipalities



1:15,000



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